



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6671

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**Agenda Item Number:** 16.

**Agenda Date:** 12/10/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award: (Design-Build) Police Station at St. Mary's (2017 Bond Project)

### **SUMMARY:**

An ordinance authorizing the negotiation and execution of a design-build services contract in an amount not to exceed \$10,550,000.00 to F.A. Nunnally Company for the design and construction of the Police Station at St. Mary's, a 2017 Bond project, located in Council District 1. Funds are available from the 2017-2022 General Obligation Bond Program and Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

#### Project Background

On May 6, 2017, San Antonio voters approved the 2017 Bond Program, consisting of six propositions totaling \$850 million. As part of the Public Safety Facilities Improvements Proposition, funds in the amount of \$20,567,000.00 were approved to construct a Park Police Headquarters for city-wide service and a San Antonio Police Department facility to serve the downtown area. An additional \$2.4 million was approved as part of the FY 2020 Adopted Budget for a total of \$23,021,000.00 for these facilities. Of this amount, \$18,241,723.00 will be used for the new Police Station located at 2020 North St. Mary's Street in Council District 1.

This project will provide for the design and construction of a new, approximately 24,000 square foot, two-story police station including a small community room and associated parking for police officers and the public. The new station will be occupied by several SAPD operations currently located at the Central Substation at 515

South Frio Street. Once constructed, the station will provide additional police presence supporting the citizens of San Antonio, particularly in the downtown area. Additionally, it will provide increased police services for Central San Antonio and function as a crime deterrent while the City continues to renew and revitalize this vital corridor. Design and construction are estimated to begin in January 2021 and is anticipated to be completed by February 2023.

#### Procurement of Services

A Request for Qualifications (RFQ) was released on January 29, 2020, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily on TVSA, and through the online bidding website CivCast. Responses were due on March 11, 2020. Six (6) firms submitted their Statement of Qualifications (SOQs) and one firm was deemed non-responsive for not meeting the terms and conditions of the solicitation. A selection committee made up of City staff from the City Manager's Office, Public Works Department, San Antonio Police Department, Planning Department, and an outside participant evaluated, scored, and ranked the submissions. Scoring was based on the published evaluation criteria, which included Experience, Background and Qualifications of Design Build Firm, Key Personnel, and Key Sub-Consultants; Understanding of the Project and Proposed Management Plan; Experience with issues in the San Antonio Region and Past Experience with City of San Antonio Contracts; and Design Build Team's past experience working together as a team.

Based on the evaluation of the Statements of Qualifications submitted, two respondents were shortlisted and invited to submit responses to a Request for Proposals (RFP) by August 21, 2020. The same selection committee conducted interviews and scored the proposals. Scoring was based on the published evaluation criteria which included: Proposed Design Plan; Proposed Construction Plan; Context Sensitive Design; Overall Evaluation of Firm/Team and its Ability to Provide Required Services; and Proposed Fees for General Conditions/Overhead and Profit. Based on the evaluations and rankings, staff recommends F.A. Nunnelly Company be awarded the design-build contract for this project.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise (SBE) Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise (M/WBE) Prime Contract Program with 10 Evaluation preference points. Additionally, the Goal Setting Committee set a 27% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 3% AABE. F.A. Nunnelly Company has committed to meeting the subcontracting goals.

This contract was developed utilizing a formal Design Build process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been attached for each of these firms.

A post-solicitation briefing to the Audit and Accountability Committee was held on October 20, 2020.

#### **ISSUE:**

This ordinance authorizes the negotiation and execution of a design-build services contract in an amount not to exceed \$10,550,000.00 to F.A. Nunnelly Company for the design and construction of the Police Station at St. Mary's, a 2017 Bond project, located in Council District 1.

This project will provide for the design and construction of a new, approximately 24,000 square foot, two-story police station including a small community room and associated parking for police officers and the public. The

new station will be occupied by several SAPD operations currently located at the Central Substation at 515 South Frio Street and will provide additional police presence supporting the citizens of San Antonio, particularly in the downtown area. Additionally, it will provide increased police services for Central San Antonio and function as a crime deterrent while the City continues to renew and revitalize this vital corridor. An outdoor public area and public art component will also be included as part of the project. Design and construction are estimated to begin in January 2021 and is anticipated to be completed by February 2023.

#### **ALTERNATIVES:**

City Council could choose not to approve this contract; however, doing so would delay the City delivering the voter approved Bond project for the Police Station at St. Mary's and impact the community's need for such a facility to serve the City's vital downtown corridor.

#### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in an amount not to exceed \$10,550,000.00 payable to F.A. Nunnelly Company. Funds are available from the 2017-2022 General Obligation Bond Program and Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of a design-build services contract in an amount not to exceed \$10,550,000.00 to F.A. Nunnelly Company for the design and construction of the Police Station at St. Mary's.